



COMMUNITY DEVELOPMENT DEPARTMENT

333 Broadalbin Street SW, P.O. Box 490
Albany, OR 97321

Ph: 541-917-7550 Fax: 541-917-7598
www.cityofalbany.net

NOTICE OF FILING

DATE OF NOTICE: April 18, 2018

FILE: SP-17-18

TYPE OF APPLICATION: Site Plan Review-Tree Felling- for removal of five trees with trunk diameters greater than eight inches concurrent with the Plum Tree Village Phase 3 development (Planning File SP-06-18)

REVIEW BODY: Staff (Type I-L review)

PROPERTY OWNER/APPLICANT: Plum Tree Village LLC; PO Box 3308; Salem, OR 97302

APPLICANT REPRESENTATIVE: Brandie Dalton, Multi-Tech Engineering; 1155 SE 13th Street; Salem, OR 97302

ADDRESS/LOCATION: 34th Avenue SE (next to 1212 34th Avenue SE)

MAP/TAX LOT: Linn County Assessor's Map No. 11S-03W-17CC; Tax Lot 2604

ZONING: RMA – Residential Medium Density Attached

The City of Albany has received a Site Plan Review – Tree Felling application as described above. We invite your written comments on this application, which will be considered when staff decides on this application. Comments must relate to the approval standards listed below. Issues which may provide basis for an appeal to the Land Use Board of Appeals must be raised in writing and with sufficient detail to allow the City to respond. The deadline for submission of written comments is 5:00 p.m. on **May 1, 2018**, 14 days from the date the City mails the Notice of Filing.

All application materials are available at the Planning Division, and copies can be obtained for a minimal charge. Should you wish to discuss this case with a planner, please visit our office or call **Anne Catlin, Project Planner**, at 541-917-7560 or anne.catlin@cityofalbany.net. Submit any written comments to the Planning Division; P.O. Box 490; Albany, OR 97321. Any person submitting written comments will receive a copy of the Notice of Decision.

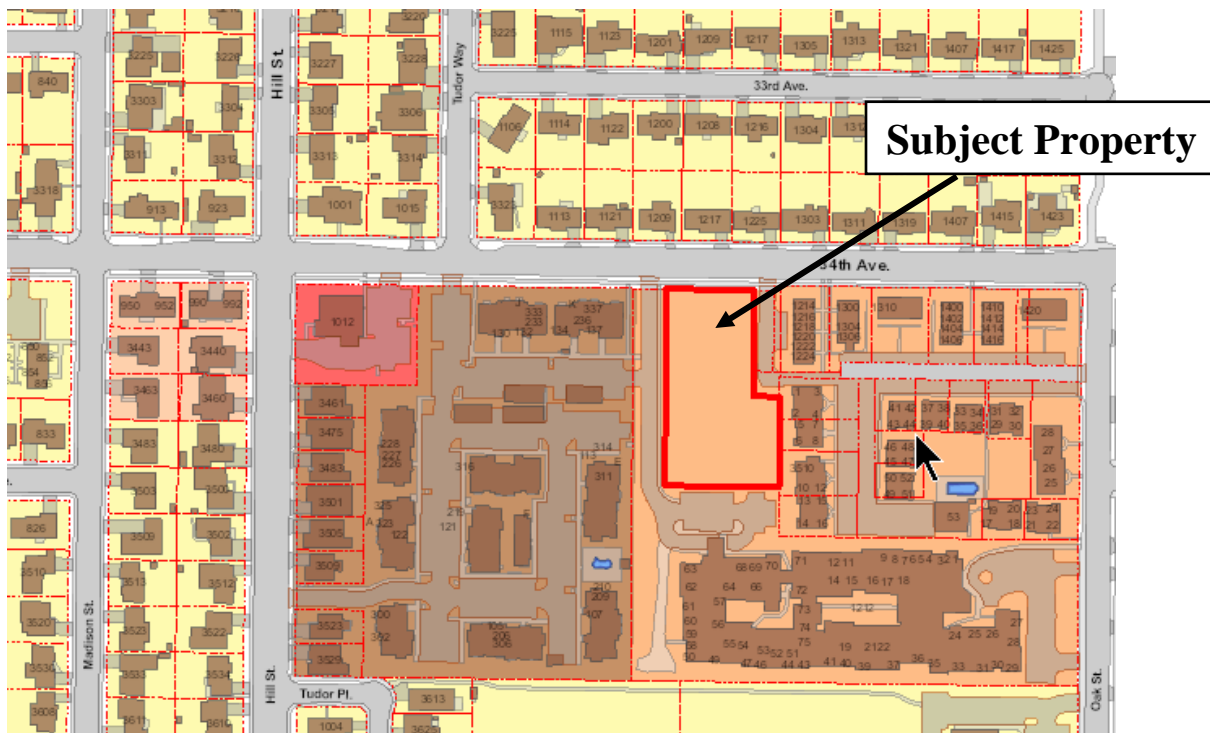
ALBANY DEVELOPMENT CODE REVIEW CRITERIA FOR THIS REQUEST:

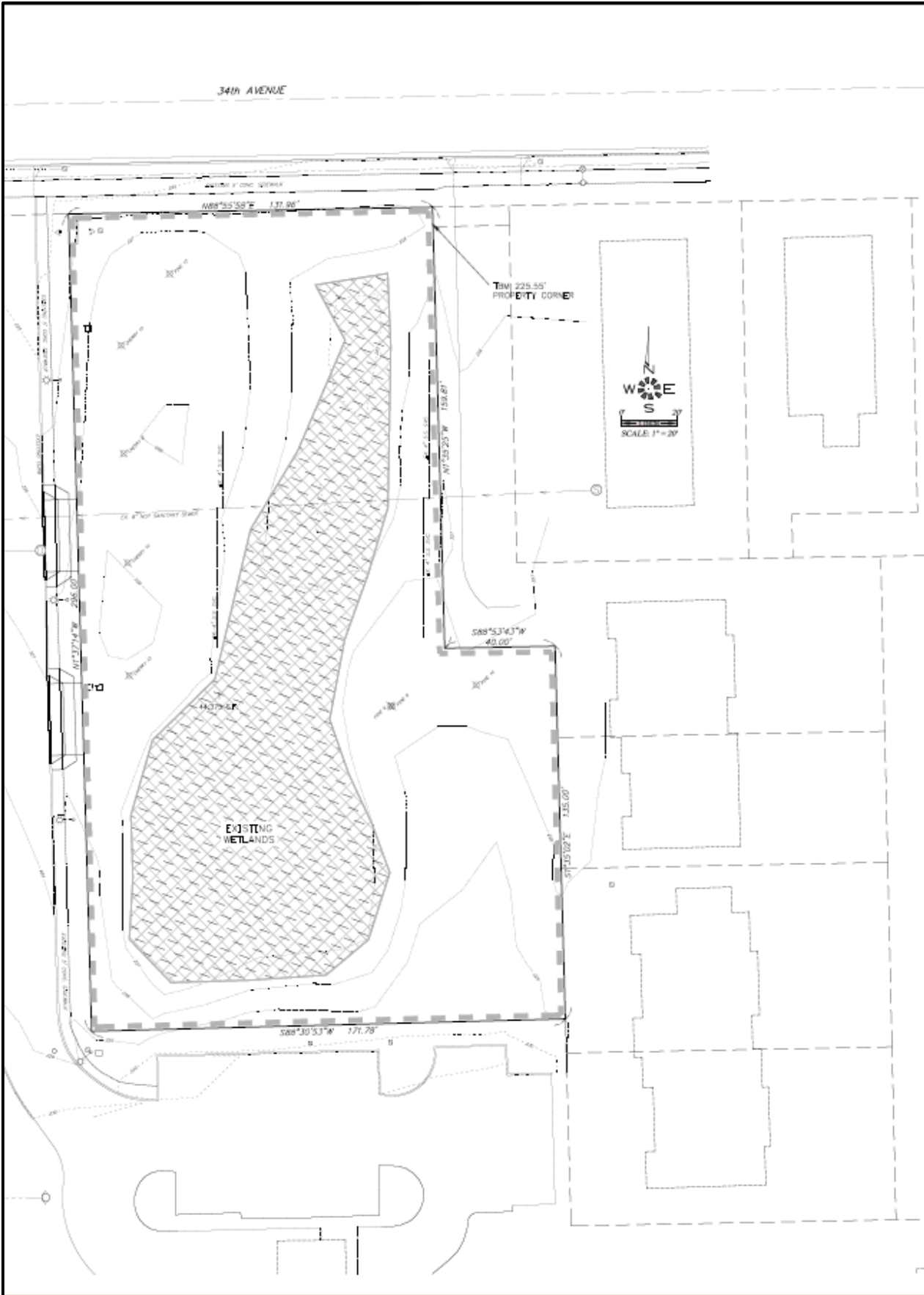
SITE PLAN REVIEW FOR TREE FELLING – (ADC 9.208(1) & (2))

- (1) The Community Development Director or his/her designee shall approve a Site Plan Review for tree felling when the applicant demonstrates that the felling of the tree(s) is warranted because of the condition of the tree(s) with respect to disease, hazardous or unsafe conditions, danger of falling, proximity to existing structures or proposed construction, or interference with utility services or pedestrian or vehicular safety. The Director, in consultation with the City Arborist, may also grant an exception to any of the tree cutting standards for industrial development on industrially zoned land. The Director may require the applicant to provide a Certified Arborist's report.
- (2) For property where a site plan review, conditional use or land division application has been approved or is currently under review, the Community Development Director, City Forester, or his/her designee shall approve site plan review when the applicant demonstrates that all the following review criteria are met:

- (a) It is necessary to fell tree(s) in order to construct proposed improvements in accordance with an approved site plan review or conditional use review, or to otherwise utilize the applicant's property in a manner consistent with its zoning, this code, applicable plans adopted by the City Council, or a logging permit issued by the Oregon Department of Forestry.
- (b) The proposed felling is consistent with State standards, City ordinances, and the proposed felling does not negatively impact the environmental quality of the area, including but not limited to: the protection of nearby trees and windbreaks; wildlife; erosion; soil retention and stability; volume of surface runoff and water quality of streams; scenic quality, and geological sites.
- (c) The uniqueness, size, maturity, structure, and historic value of the trees have been considered and all other options for tree preservation have been exhausted. The Director may require that trees determined to be unique in species, size, maturity, structure, or historic values are preserved.
- (d) Tree felling in Significant Natural Resource Overlay Districts meets the applicable requirements in Article 6.

Attachments: Existing Conditions Map, Tree Felling Application Findings





**EXISTING
CONDITIONS
PLAN**

**PLUM TREE VILLAGE
APARTMENTS PHASE 3**

NO CHANGES, MODIFICATIONS
OR REPRODUCTIONS TO BE
MADE TO THESE DRAWINGS
WITHOUT THE WRITTEN
AUTHORIZATION FROM THE
DESIGN ENGINEER.
DIMENSIONS & NOTES TAKE
PRECEDENCE OVER GRAPHICAL
REPRESENTATION.

DATE: 05/11/2017
Design: M.D.G.
Drawn: C.D.S.
Checked: M.D.G.
Date: NOV. 2017
Scale: AS SHOWN



DATE: 06/06/2019
JOB # 6553

SDR 2

Plum Tree Village Phase 3

TREE FELLING

The applicants have also submitted a Site Plan Review application for tree felling. There are eight (8) trees throughout site. The applicant is proposing to remove all eight (8) trees from the property to build the apartments. All the trees are identified on the existing conditions plan. Due to the location of the trees, removal of these trees is necessary. A tree felling permit and a list of all the trees proposed for removal are been provided as part of this application submittal.

- (a) ***It is necessary to fell tree(s) in order to construct proposed improvements in accordance with an approved site plan review or conditional use review, or to otherwise utilize the applicant's property in a manner consistent with its zoning, this code, applicable plans adopted by the City Council, or a logging permit issued by the Oregon Department of Forestry.***

Applicant Response: The subject property will be developed with 27-apartment units. The removal of the trees is necessary for the development of the site. The trees proposed for removal are located in building envelopes and proposed right-of-way. Some of the trees are in areas that will require grading. Therefore, the removal of the 8 trees is warranted.

- (b) ***The proposed felling is consistent with State standards, City ordinances, and the proposed felling does not negatively impact the environmental quality of the area, including but not limited to: the protection of nearby trees and windbreaks; wildlife; erosion; soil retention and stability; volume of surface runoff and water quality of streams; scenic quality, and geological sites.***

Applicant Response: The proposed tree felling is consistent with all State standards and City Ordinances as required under ADC 9.208. The removal of these trees will not have a negative impact on the site. This is a small site that will be fully developed and provide open space areas with adequate landscaping on the site. The trees being removed are not in clusters, therefore, removal does not affect nearby trees or windbreaks. There are not waterways located on the site or any erosion issues that will be affected by the removal of the trees.

- (c) ***The uniqueness, size, maturity, structure, and historic value of the trees have been considered and all other options for tree preservation have been exhausted. The Director may require that trees determined to be unique in species, size, maturity, structure, or historic values are preserved.***

Applicant Response: All trees have been taken into consideration prior to layout of the site. The size and type of the tree is listed as required. There are no historic trees on the site.

List of Trees Designated for Removal:

12" Pine	10" Cherry	10" Cherry
10" Cherry	8" Pine	8" Cherry
6" Pine	10" Pine	

- (d) ***Tree felling in Significant Natural Resource Overlay Districts meets the applicable requirements in Article 6.***

Applicant Response: The subject property is not located within Significant Natural Resource Overlay District. Therefore, this criteria is not applicable.